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FEB 11 2009

Valley Center Community Planning Group

Minutes for the January 12, 2009 Regular Meeting

Chairman: Oliver Smith Vice Chairman: Ann Quinley Secretary: Deborah Layne

7:00 pm at the Valley Center Community Hall; 28246 Lilac Road, Valley Center CA 92082

A=Absent Ab=Abstain AI=Agenda Item BOS=Board of Supervisors DPLU=Department of Planning and Land Use IAW=In Accordance
With N=Nay P=Present SC=Subcommittee TBD=To Be Determined VCCPG=Valley Center Community Planning Group Y=Yea

Forwarded to Members: January 22, 2009

Approved:

1. Call to Order and Roll Call by Seat #:

07:07

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
ANDERSON	SIMPSON	HOFER	COULOMBE	BRITTSCH	ROBERTSON	QUINLEY	MONTROSS	LEWIS	HERIGSTAD	SMITH	LAYNE	RUDOLF	VANKOUGHNETT	BACHMAN
P	P	P	A	P	A	P	P	P	P	P	P	P	P	P

Notes:

Quorum Established: 13

Yes (X)

2. Pledge of Allegiance

3. Open Forum:

- a) Karen Jackson – Accretive Developers have activated the easement across her property. They are still active.

4. Announcements & Items of Public Interest:

- a) Chair's introduction of new and continuing members of the Valley Center Community Planning Group, 2009 See Roster at the end of the minutes. Also, John Coulombe has formally resigned from the VCCPG. The Nominations SC has been informed and will start the process for filling the vacancy.
- b) Selection of officers for the Valley Center Community Planning Group for 2009: Chair, Vice-Chair and Secretary. Nominations, discussion and vote. Hofler/Layne nominates Oliver Smith – Chair; Anne Quinley – Vice Chair; Christine Lewis – Secretary Vote: Caries 13 -0-0
- c) Chair's Selection of sub-committee chairs for 2009. Discussion and vote: See section 8
- d) Endorsement of member for the Design Review Board. Nominations, discussion and vote. Quinley/Hofler –
Whereas Lael Montgomery has completed a 5 year term in Seat 4 on the Design Review Board;
Whereas DRB Seat 4 is one of two DRB Seats the occupiers of which are recommended to the BOS by the VCCPG;
Whereas Lael Montgomery has done an outstanding job of service to VC through her work of the DRB;
I move that the VCCPG endorse Lael Montgomery and recommend her to the BOS for a second term on the DRB.
Smith – She has done an outstanding job.
Layne – It is a privilege to have her on the Board. Her work is outstanding.
Vote: Caries 13 – 0 -0
- e) Chair's introduction of Barbara Roher I-15 Corridor Group Representative and her remarks. The board consists of people of the surrounding PG areas. The County wants no two story buildings on the ridge lines overlooking the I-15 corridor. The Board asks individual builders/developers about grading and landscape architecture. Have reviewed Fallbrook Oaks, and Canyon Villas condos near Lawrence Welk, rebuilding Pala Mesa golf course area. The Palomar College extension land is also under their purview. The Meadow Wood Project is also west of there with over 800 homes. Lake Rancho Viejo is planning on adding 300 homes. Rosemary's Mountain – a new pollution measuring device has been put there. Liberty Mountain – looking less likely to happen.
- f) Chairman's update on the progress of Valley Center road and introduction of DPW Project Manager Michael Long: Anticipate opening 4 lanes in July, 2009. Anticipate completion of the project in the Fall, 2009. The landscaping has been adjusted to extend the trail from Cole Grade to Woods Valley.

g)	Chairs Comments concerning the DPLU draft General Plan Update document. On November 14, 2008 the GPU was put on the web site. It is open for public comment until January 16, 2009.
h)	GP Update Subcommittee (newly selected Chair) report and possible vote on motions presented. GP Update available at http://www.sdcounty.ca.gov/dplu/gpupdate/draftdp.html Rudolf- there are two parts of this update. Sandy Smith will present. 1. Grant through SANDAG – In their last update (2030), they combined land use and circulation. They called this Smart Growth. That means put the people where their jobs are. They offer Smart Growth incentive areas for planning. VC is one of these so are eligible for the Grant. It is very important to plan the Villages now. See Appendix A

Motion: Draft motion:

Resolution supporting SANDAG grant application for Town Center Planning:

Whereas,

1. Valley Center's North and South Villages are designated as "Potential Smart Growth Rural Villages" on the SANDAG Map, making them eligible for a SANDAG Planning Grant of up to \$400,000,
2. the VCCPG has submitted numerous requests for Town Center Planning to take place in concert with the General and Community Plan Updates;
3. the County agrees to be the required public entity applicant on behalf of Valley Center,
4. the deadline for Smart Growth grant applications is February 6, 2009,
5. DPLU needs local assistance to prepare and timely file the grant application,

Now, therefore, the VCCPG does hereby resolve that:

1. The VCCPG supports applying for a SANDAG Planning Grant of up to \$400,000 for the Valley Center North and South Villages as "Potential Smart Growth Rural Villages"
2. The VCCPG authorizes and directs the GPU Subcommittee to work with the County staff to ensure local input and submission of the grant application by February 6, 2009,
3. The VCCPG authorizes and directs the GPU Subcommittee to communicate with Supervisor Horn's Office to seek his support with Community Projects funding and B/S Resolution approving Grant submittal.

Van Koughnett – I am unsure why the SC should communicate directly with BOS and the County.

Smith – I have no problem going through Smith.

Landon – Are you saying that you have to have 10.9 du/acre in order to get this Grant?

I am worried that we will forget the smell of cow in favor of developer's bull.

Hofler – Explained the State mandated low income housing. VC must take it's fair share. We are trying to minimize the density and the numbers of acres.

Smith – Explained the scope of the Grant – Basically master plan research and design, circulation within the Villages, community input, surveys, ect....

Wayne Reilly -Do we have anything to lose with this Grant? Rudolf - No

Patsy Fritz – Who are the planners? Rudolf - The County hires outside planners. The plan then gets presented to the BOS.

A N D E R S O N	S. S I M P S O N	H O F L E R	C O U L O M B E	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	L A Y N E	R U D O L F	V A N K O U G H N E T T	B A C H M A N
Y	Y	Y	A	Y	A	Y	Y	Y	Y	Y	Y	Y	Y	Y

Maker/Second: Rudolf/Hofler

Carries: 13-0-0

i)	GP Update Subcommittee (newly selected Chair) report and possible vote on motions presented. GP Update available at http://www.sdcounty.ca.gov/dplu/gpupdate/draftdp.html Rudolf- there are two parts of this update. Sandy Smith will present. 2. Explained the GPU SC's work on the Draft General Plan Update. See Appendix B Smith – reviewed the Steering Committee recommendations: Incorporated new state law SB 375, Community Plans must be incorporated and adhered to, that semi-rural and rural must be separated, that rural road standards must be put in place, and that equity mechanisms must be put in place. Also, ensure that there is no 'by right' clustering. We should indicate which land use map that we prefer and mark it up! I know that is the Environmentally Superior Map at this time.
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Motion: Whereas, the county has invited comments on the Draft General Plan Update, which are due January 30, 2009 and

The VCCPG PGU SC has recommended the attached proposed Comments;
Therefore, the VCCPG approve the attached Comments on the Draft, and directs the Secretary to forward them to DPLU forthwith.

A N D E R S O N	S S I M P S O N	H O F F M A N	C O U L O M B E	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	L A Y N E	R U D O L F	V A N K O U G H N E T T Y	B A C H M A N
Y	Y	Y	A	Y	A	Y	Y	Y	Y	Y	Y	Y	Y	Y

Maker/Second: Rudolf/Hofler

Carries: 13-0-0

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| j) | North Village Subcommittee update (Robertson); possible vote on motions presented. There is a joint DRB and SC workshop January 31, 2009 from 12 – 4 pm at the Library. Herb Schaffer will attend. |
| k) | South Village Subcommittee update (Van Koughnett); possible vote on motions presented – Nothing to present. |
| l) | Chair's proposal to combine North and South Village Subcommittees; possible motion and vote. There was some discussion of combining the North village SC and South Village SC. Quinley argues for combination. Rudolf also argues for it. Hofer – Argues for keeping the SC's separately Layne – proposes a Village Planning Committee. VanKoughnett – I am familiar with the North Village projects. Motion by Quinley/Rudolf to combine the two SC's. Discussion Smith – suggests that the two SC's remain separate but the two chairs work closely together. Sandy Smith – Keep the two SC's remain separate and let the GPU SC do the future planning. Patsy Fritz – The PG does two things, oversee current planning and help with future planning. They are separate. |

Motion: To combine the Northern and Southern Village Subcommittees.

ANDERSON	SIMPSON	HOFER	COULMBE	BRITSCH	ROBERTSON	QUINLEY	MONTROSS	LEWIS	HERIGSTAD	SMITH	LAYNE	RUDOLF	VANKOUGHNETT	BACHMAN
N	N	N	A	Y	A	Y	Y	Y	N	N	N	Y	N	N

Maker/Second: Rudolf/Quinley

Fails: 5-8-0

- | | |
|----|---|
| m) | <p>Mobility (Circulation) Sub Committee Update (Coulombe) - Cole Grade Road Project, report (including minority report Larry Galvanic); possible vote on motions presented.</p> <p>Hofler to present the Mobility Subcommittee recommendations to the PG. See Appendix C</p> <p>Larry Glavinic – Presented a minority report. Stated that the roads will be gridlocked if we ask for the major roads to be two lanes instead of 4 lanes.</p> <p>Sandy Smith – Presented her opinion on the Mobility Element – Believes that the GPU is closer to a 100 year build out. We may still be able to reduce density. These are future maps, the developers may not build to the max. These maps are made on assumptions on people's travel habits. The sound walls are attractive to graffiti. The character of VC will change.</p> <p>Van Koughnett – It is still difficult to leave town when fires occur. We have increased traffic with or without the casinos. It does not have to be 2 lane road make it look good, 4 lane road look bad.</p> <p>Layne – I am of two minds on this. We need larger roads as we grow.</p> <p>Herigstad – The money will come from developers.</p> <p>Landon – Glavinic is fired up, I must agree with him.</p> <p>Hofler – I agree with Glavinic on several of his points</p> <p>Montgomery – the County does not have the money to build new roads.</p> <p>Wayne Reilly – Can't make a two lane.</p> <p>Landon – I live on Cole Grade, there are too many driveways for this to be a 2 lane road.</p> <p>Patsy Fritz – Request that we be very clear in our delineation of removal of road 3 from W. Lilac to Old 395.</p> <p>Geizner – We are accepting gridlock before the roads ever get built.</p> <p>Rudolf – When we first started the process, the County told us that we would start with Land Use, then would work on the roads, then would go back and revise the land use map. The</p> |
|----|---|

recommendations are part of this process.														
Motion: To approve the Mobility SC report with the exception of Cole Grade Road														
A N D E R S O N	S S I M P S O N	H O F L E R	C O U L O M B E	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	L A Y N E	R U D O L F	V A N K O U G H N E T T	B A C H M A N
Y	N	Y		N		Y	N	Y	Y	N	N	Y	N	N
Maker/Second: Rudolf/Quinley								Fails: 6 - 7-0						
Motion: Alternative motion: to vote on everything that is not specific. Except for road 3A (road 3 from W. Lilac to Old Hwy. 395). Leave out everything contentious. Patsy Fritz – Would like to comment.														
A N D E R S O N	S S I M P S O N	H O F L E R	C O U L O M B E	B R I T S C H	R O B E R T S O N	Q U I N L E Y	M O N T R O S S	L E W I S	H E R I G S T A D	S M I T H	L A Y N E	R U D O L F	V A N K O U G H N E T T	B A C H M A N
Y	Y	Y	A	Y	A	Y	Y	Y	Y	Y	Y	Y	Y	Y
Maker/Second: Smith/Van Koughnett								Carries: 13 – 0 -0						
5. Approval of Minutes:														
Motion: The PG approves the December 8, 2009 minutes as disseminated.														
Maker/Second:								Carries (Y-N-A): - 0 – 0						
Notes:														
6. Land Use Items:														
6.a. P08-034, 28407 Gordon Hill Rd. (Oliver Smith) – not discussed														
Discussion & Comments: proposed cell tower site, AT&T Wireless Owner: Bernesser; Engineer: TDI Calvin Gough														
6.b. P08-036 (Nancy Layne)														
Discussion & Comments: Patnode Outdoor Event Facility, Serenity Oaks Ranch (behind VC Library) Major Use Permit. 13044 Horse Creek Trail. Proponent – Made several changes to the major use permit – Does not include a 4000 sq. ft. building, max. 200 people, lessened the operation hours, natural outdoor landscaping, gate security until the private gate is in. Will build bathrooms, and exercise their right to refuse service to anyone. Charles Nachand esq., - Against proposed major use permit – 41 signatures and 22 properties are against this permit. We have submitted signatures and initials against this proposal again. Just look at their web site. This is a business. Their neighbors want a residential neighborhood, not a commercial one! They want to introduce traffic, noise, trash, etc....to a peaceful residential neighborhood. The proposed changes have no effect on the traffic and compatibility of the neighborhood. Simpson – They are near V.C Church property, they are building a large church and school. This will be loud and noisy. Rudolf – I don't know what I am basing my vote on. What are DPLU requirements? I am ready to deny it because I don't have any facts yet. Prescott – The petition had resident on it – what does that mean? Susie Adcock - I own a commercial piece on property. I had to have my permits in place first. She does not have her permits in place. McFadden – My daughter had a wedding there and she paid for it. I don't want to hear music. Spoelstra – This is a new business, we don't have to hear it. Fritz – This is a MAJOR use permit. The neighbors don't have to bend one little bit. They do not have to accommodate the applicant.														
Motion: To deny the MUP; despite the amendments, as it is still incompatible usage with the surrounding residential neighborhood.														
A N	S S	H O	C O	B R	R O	Q U	M O	L E	H E	S M	L A	R U	V A	B A

ROBERTSON	SIMPSON	FEUER	COLLMER	ITSCHE	ROBERTSON	INLEY	NTROSS	WIS	RIGSTAD	ITH	YNE	DOLF	NKOUCHNETT	CHMAN
Y	Y	Y		Y		Y	Y	Y	Y	Y	Y	Y	Y	Y
Maker/Second: Layne/Simpson								Carries: 13 – 0 - 0						
Notes:														
6.c.		RM 5263RPL; Log number 01-02-043 (Ann Quinley and Keith Robertson) – not addressed												
Discussion & Comments: Pauma Ranch Subdivision; Harlan Beck Family Trust; Engineer: Paxton Surveying and Engineering in Escondido and TM 5263 Lot 47 to be vacated in Pauma Ranch Subdivision.														
6.d.		TPM 21143; ER 08-08-023; (Oliver Smith) – not discussed												
Discussion & Comments: Rios TPM lot split; 12902 Mirar De Valle Road. APN 186-061-07; Don Ayles, ERB Engineering, Inc., Environmental Analyst, 12320 Stowe Drive, Suite E, Poway														
7.		Announcements & Items of Interest to the VCCPG:												
8.		Subcommittee Reports & Business:												
a)		Brook Forest – open, Chair. – May be sold to the State so will remove as a subcommittee												
b)		Castle Creek – open. Chair – inactive so will remove												
c)		Circulation – open, Chair. – Quinley/Montross nominate Hofer												
d)		GP Update – open, Chair. - Hofer/Layne nominate Rudolf												
e)		Nominations – open, Chair. – Layne/Montross nominate Simpson												
f)		Northern Village – Keith Robertson, Chair. – Smith/Simpson nominate Robertson												
g)		Orchard Run – Deb Hofer, Chair. – Smith/Quinley nominate Hofer												
h)		Paradise Mountain – open, Chair. – Smith/Quinley - inactive so will remove												
i)		Parks and Rec – Montross, liaison. – will continue as a liaison												
j)		Rancho Lilac – Quinley, Chair. – will continue as chair												
k)		Segal Ranch – Oliver Smith, Chair – will continue as chair												
l)		Strategic Planning—open, Chair. – Layne/Hofer nominate Van Koughnett as chair												
m)		Southern Village —Terry Van Koughnett, Chair. – will continue as chair												
n)		Tribal Liaison – Terry Van Koughnett, Chair.												
o)		Valley Center Church – Terry Van Koughnett, Chair. Smith/Quinley nominate Van Koughnett												
p)		Website – Terry Van Koughnett, Chair. Smith/Layne nominate Van Koughnett												
ANDERSON	SIMPSON	HOFLER	COLLMER	BRITTSCH	ROBERTSON	QUINLEY	MONTROSS	LEWIS	HERIGSTAD	SMITH	LAYNE	RUDOLF	VANKOUCHNETT	BACHMAN
Y	Y	Y		Y		Y	Y	Y	Y	Y	Y	Y	Y	Y
Maker/Second: see above for the individual nominations								Carries (Y-N-A): 13 – 0 -0						
This motion is for the all of the subcommittee chairs.														
9.		Correspondence Received:												
a. DPLU to VCCPG, TMP 21101, Log No. 07-02-018; Gangavalli Minor Subdivision at King Sanday Lane. Notice of Intent to Adopt a Mitigated Negative Declaration														
b. DPLU to VCCPG, P08-041; Environmental Log No. ER 08-03-003; Yellow Bring Road Wireless Telecommunications Facility at 30230 Yellow Brick Road, Valley Center; APN 133-400-09-00; proponent Misako Hill.														
c. DPLU to VCCPG, ZAP 07-006; Environmental Log No: 07-02-007; Price Animal Company; North Side of McNally Road between Cole Grade Road and Nicole's Vista; APN 132-320-46 (Revised from June 2007 to December 2008.														
d. DPLU to VCCPG; ZAP00-045-01; Verizon Wireless Emergency Generator at 13115 Via Suena, Valley Center on property of Phillip and Cathy Bell; proponent Verizon Wireless.														
e. DPLU to VCCPG ; REZ08-005; Rezone to General Commercial in agreement with the General Plan Revision; 2.62 acres on the northeast of the intersection of Sunday Drive and Valley Center Road; proponent: Mr. Olson														
f. DPLU to VCCPG; Tentative Parcel Map No. TPM 20820—notice of preliminary and final approval to Steven J. Souris relevant to property served by Calle De Vista														

- g. DPLU to VCCPG; S05-055 Orchard Run; Interim Iteration Review of Plan Site and list of required changes to site plan
- h. DPLU to VCCPG; TM5514RPL3/P88-022W2/S07-050/BC07-0040 Castle Creek Condominiums Development; Owner: Josephine Development, LLC. Applicant's name TWA communities, Tim Palmquist
- i. DPLU to VCCPG; TPM 21002/ER 06-02-006; Tam Minor Subdivision (2 lots) Revised Application Amendment Form/ Fish and Game Fees/ Document Request
- j. DPLU to VCCPG; PAA08-009; Plan Amendment Authorization; Tavarez Property APN 127-521-01-00; 30665 Old Hwy 395; request for 4.15 acres of the 33.72 acre parcel be split and rezoned commercial. Owner Diane Tavarez
- k. San Diego County Traffic Advisory Committee to VCCPG; Notice of meeting of the Traffic Advisory Committee, December 12, 2008, Department of the Sheriff in San Diego.
- l. San Diego County Planning Commission to VCCPG; notice of regular meeting; Friday, December 5, 2008, preliminary and final agenda- 5201 Ruffin Road, Suite B, San Diego. An attachment concerns San Diego County Farming Program Plan for unincorporated San Diego County
- m. Deborah Seiler, Registrar of Voters to VCCPG; Certificates of election for Dave Anderson, Brian Bachman, Deborah Hofler, Hans Britsch, Christine Lewis, Ann Quinley, Rich Rudolf, Oliver Smith. All were elected to the Valley Center Planning Group on November 4, 2008 for four year terms. Also received were final official results for the County of San Diego for the November 4, 2008 election
- n. DPLU to VCCPG; Notice of Public Hearing on the Certified Local Government (CLG) Annual Report, December 15, 2008 at 5201 Ruffin Road, San Diego
- o. Shirley Horton, Assembly member 78th District to Dave Anderson, Brian Bachman, Hans Britsch, Deborah Hofler, Christine Lewis, Rich Rudolf, Oliver Smith and Ann Quinley; Congratulations on election to VCCPG.
- p. San Diego County Planning Commission to VCCPG; Preliminary and Final Agenda of regular meeting, December 19, 2008 at 5301 Ruffin Road, Suite B, San Diego.
- q. County of San Diego to VCCPG; Notice of Public Hearing on Proposed Ordinance on Meteorological Testing Facilities (POD 08-015) December 19, 2009, 5201 Ruffin Road, San Diego
- r. San Diego County Planning Commission to VCCPG; Preliminary and Final Agenda for meeting on January 9, 2009 at 5201 Ruffin Road, San Diego. Attachments: Club Estates Major Subdivision (31 lots/1 open space lot) ; Vegetation Management Report
- s. DPLU to VCCPG; Public Review of Proposed Revisions to Guidelines for Determining Significance and Technical Report Format and content Requirements-Noise

10.	Requests for Items on Upcoming Agendas:
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a)	North Inland Community Prevention Program
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11.	Motion to Adjourn:
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Maker/Second:	Vote:
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Notes: Smith/Herigstad to cont. until 11:00 pm - 12-1-0 VanKoughnett opposes.

Appendix A:

January 8, 2009

DRAFT- to be voted on at 1/12 VCCPG meeting

To: Supervisor Bill Horn
 Fr: Valley Center Community Planning Group
 Re: Proposal for Town Center Planning

The community of Valley Center in San Diego County is unique many ways. One is that we have two Town Centers where development has been restricted until now for lack of adequate sewer .. Today sewer solutions are available. Coupled with the update of the County's General Plan, development opportunities are emerging in our two Villages that , while enhancing local services and amenities, and increasing housing opportunities will also change Valley Center forever.

Valley Center is at a crucial point especially in the planning of our two Villages. Developers are already processing projects in both Villages based on General Plan Amendments that are in accord with future land use designations. General Plan Goals and Policies that will accompany these are in draft form; The community is currently working with County staff to complete a draft of the Community Vision, Community Plan text and Design Guidelines that will help guide development.. In the meantime, decisions are being made by the county, the community and the developers without knowing what the whole picture looks like, especially in the two Villages.

Valley Center supports thoughtful, coordinated development in our Village areas. The villages should be distinctly Valley Center; they should reflect Valley Center's unique history and heritage – and be designed to look as though they have been built across time.

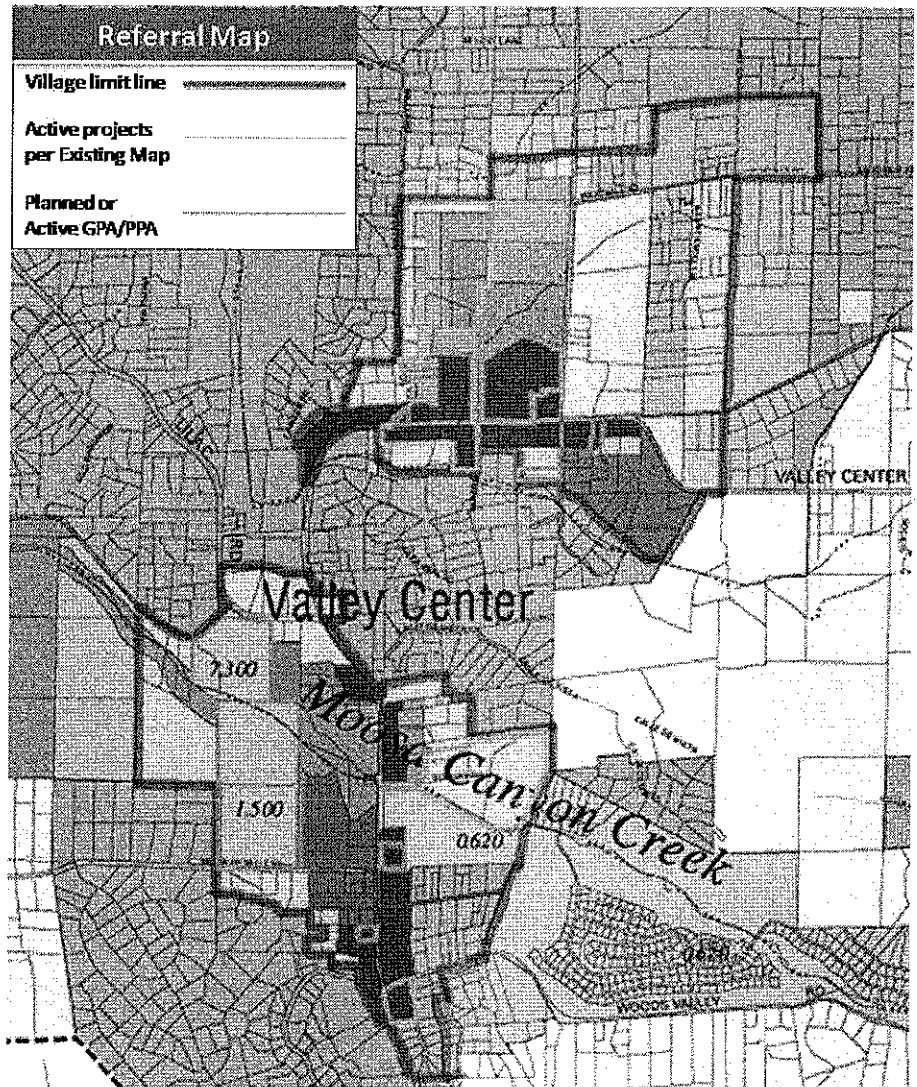
Valley Center's Villages are a blank canvas, and we have an opportunity to do something really special. We need your help and support to create in the heart of our community a positive example of the Smart Growth concepts that undergird the new San Diego General Plan General Plan.

We are asking for your help with the following:

- Pass a resolution at the Board of Supervisors meeting to support our grant application for Town Center planning in the Villages through the SANDAG Smart Growth Incentive Program. The resolution must be submitted by February 13, 2009 to SANDAG. The scope of the grant will include Villages Master Plan, Design Guidelines, circulation networks including local public roads, bicycle and pedestrian facilities and plans for civic, park and recreational facilities which include non-motorized trails as well as plans for soliciting community input.
- Contribute funding from the Community Projects Grant to be used as matching funds for the grant.

Current Planning Process

- Developers are already processing projects in both Villages, in some cases with PPAs/GPAs that reflect proposed GPU land uses and intensities, in other cases based on the existing GP designations.
- Decisions are being made on these projects without knowing what the whole Village areas will look like. We're seeing pieces of the puzzle without the benefit of having the lid to look at! Conditions are being imposed piecemeal on individual projects without the overall planning for roads, other infrastructure, parking, parks and recreational areas that has always been intended for these areas which are currently very sparsely developed.
- The goals, policies, community plans, design standards and guidelines and other forms of governance that are being used to evaluate these projects are still being developed in the GPU process. Which criteria is being used to make determinations - the Current General Plan text and map, the Draft Land Use map, the Hybrid map, the Referral map, the current Design Review Guidelines, our draft Community plan text, some combination, or something else?



None of this makes any sense until we have complete our Village vision and Town Center planning. No determinations about these projects should be made without knowing where we're headed with our Town Center planning. The community of Valley Center has been requesting Town Center Planning for many years.

Funding and resources at the county level have not been able to fulfill our need. Now is the time to make sure Valley Center plans the future of the heart of our community.

Appendix B:

January 12, 1009

To: San Diego County DPLU

Fr: Valley Center Community Planning Group

Re: Comments on Draft GPU, all except Mobility Element

Thank you for the opportunity to comment on the General Plan Update Draft Goals and Policies. It's obvious that a lot of work and thought went in to this document. We hope that these goals and policies, if approved, will lead towards revisions to the Land Use and Circulation maps that are currently in the EIR process. We look forward to working with you to identify where the goals and policies can be applied to the Valley Center community in order to achieve the GPU goals.

Overall

Each Element has a section titled Relationship to Other GP Elements. The format of this section is inconsistent between each Element. Also, they need to be cross-referenced between each other. For example, the Noise Element lists the Housing element, however the Housing Element does not list the Noise Element.

Chapter 1 – Introduction

1. There is no mention of the Community Plans in this chapter. Add Community Plans:
 - On page 1-3 in pyramid of Legal Authority
 - In How is it Organized section
 - How to Use the GP section
 - Public Outreach and Involvement section
 - Related Documents section
2. In the Global Climate Change: AB 32 Compliance section, add a reference to the newly passed state law - SB 375.
3. In the Physical Setting and Community Planning Areas section, page 1-26, Valley Center should not be in the paragraph that lists those communities that have a greater capacity to grow. We should be in the second group of that paragraph for the following reasons:

“Rugged terrain, agriculture, and sensitive environmental habitats, as well as limited road networks and public services, limit growth in these areas. With few exceptions, these communities are sparsely populated and lack the infrastructure and employment opportunities to support anything more than limited population growth. With the exception of some limited areas of sewer service, these communities rely largely upon septic systems. Without imported water, groundwater is also a limiting factor to growth. Further, this area of the County contains a substantial amount of public lands, tribal land, and land affected by the Forest Conservation Initiative (FCI). Residents in these communities desire to preserve the existing rural setting and character.”

Chapter 2 – Vision and Guiding Principles

Again, no mention of the Community Plans or the concepts that they bring.

1. In the introduction to the Guiding Principles (page 2-6), a definition of "reasonable share" of projected regional population growth is needed. Also, need to substantiate the assertion that people in the future are "likely to gravitate" toward existing urbanized areas. What is the citation for this?
2. Guiding Principle 3 should add the importance of working with each community as development occurs to ensure the principle can be met.
3. Guiding Principle 3 should include trails and pathways in the last sentence.
4. Guiding Principle 6 should include a reference to pathway/trails or better yet, the Regional and Community Trails Master Plan.
5. Guiding Principle 6 needs to expand the definition of "multimodal" to include the opportunity for 21st century solutions/technologies.
6. Guiding Principle 9 should show a willingness to be open to new technologies and solutions to encourage cost effectiveness.

Chapter 3 – Land Use Element

1. All of the GPU (formerly GP 2020) planning at our Community level has been based on a consensus from our Community Planning Group requiring an equitable and timely equity transfer mechanism(s) (eg. PDR-Purchase of Development Rights and TDR-Transfer of Development Rights) to be done concurrent with the GPU process for all downzoned properties (not just farmers and agricultural lands). It was with this firm understanding that our Valley Center Community decided to proceed with our involvement in the GPU planning process. To date, we have not seen any evidence of this in the Draft General Plan.
2. Table LU-1:
 - a. Public Facilities are not compatible with any category. Where will they be located? The Village and perhaps all three categories should be checked.
 - b. Open Spaces for Conservation and Recreation are especially essential in Village areas, and in Semi-Rural Areas. What is the definition of Recreation here?
3. Other land Use Designation section – Open Space - Conservation: The term 'large areas' is too subjective and should be quantified.
4. Policy LU-1.4: Change to read "Prohibit leapfrog development which is inconsistent..."
5. Policy LU-1.5: Clarify or define "livable communities". There's much too much room for interpretation here. Cite the body of work to which this concept is referring so that it can be understood by regulatory planners and developers who have little knowledge, understanding or appreciation of urban planning or design concepts.
6. Goal LU-4: WATER Authorities and Districts should be a distinct category of separate jurisdictions requiring coordination with land development.
7. Goal LU-5: Change goal to read Use associated development... To open the Goal with the phrase "A land use plan that..." is not consistent with the rest of the document and is the outcome, not the goal.
8. LU-5.2: This policy promotes clustering merely to "conserve land". The conservation purpose needs to be much better qualified in order to ensure projects that individually build around a site's natural assets

and collectively preserve contiguous stretches of these. This policy enables bunching homes together for any reason that strikes the applicant whether or not clustering meets a larger community purpose.

9. LU-5.6: New policy – Allow and encourage co-location of new technologies that will use the same transit facilities for multi-modal transportation.
10. LU-6.1: Change to 'Protect natural resources and the long-term sustainability of the natural environment.'
11. LU-6.3: Change 'Support' to 'Encourage'.
12. LU-6.7: Change to 'Require contiguous open space areas; encourage is too weak to produce the result.'
13. LU-6.10:
 - a. Change to "Minimize development in hazardous wildfire areas and other immitigable hazardous areas. The way it reads now presumes that land use designations pre-determine whether an area is hazardous or not. This is misleading.
 - b. The land use maps should be updated to meet this goal as it was not considered when developing the maps.
 - c. Define 'immitigable hazardous areas'
14. Goal LU-7: Construction is confusing, change to "Retain and protect farming and agriculture"
15. LU-7.1 and LU-7.2: These policies are inadequate for achieving the stated goal of retaining and protecting agriculture in San Diego County. The failure to protect agriculture and food production in California and throughout the United States seems to be a fundamental and significant problem with this General Plan, and, according to many reports, most others as well. Perhaps others with expertise in this area should address this issue. It would seem that agriculture is essential-enough to the San Diego County economy to be addressed either as its own element or under LAND USE instead of as a sub-category of CONSERVATION and OPEN SPACE.
16. LU-7.3: New policy – Encourage agriculture uses in order to reduce carbon footprints.
17. LU-8.3:
 - a. add – Discourage development that would draw down or contaminate the groundwater table to the detriment of groundwater-dependent habitat.
 - b. Define 'groundwater-dependent habitat'.
18. Villages and Town Centers: Throughout this section there are two issues:
 - a. Sentence construction sometimes confuses goals for the plan with goals for the community. For instance Goal LU-9.2: is not to "Assign Village land use designations in a manner that is consistent...." The goal is "Village land use designations are consistent"
 - b. The language paints a desirable Vision for Village development, but is too tentative and vague to bring about what it suggests. There are too many qualifiers, for example: "*Under ideal circumstances; Villages would; new development can facilitate; such mechanisms should ensure that new development be compatible with overall scale and character ...*"
19. LU 9.1: (replace photo or change caption). This Bonsall shopping center IS more successful than many in terms of its human scale and mass, its respect for community character, and its nod to pedestrian accommodation -- especially considering that the center is isolated from residential development. But,

this shopping center is still oriented mainly to automobiles and shouldn't be held up as the exemplar for pedestrian-oriented "Main Street" concepts that are being described in the text of this section.

20. LU-9.1- 9.11: Language in all of these policies needs to be strengthened and clarified so that regulatory planners and developers understand that practices, characteristics and design elements described here are enforced policies for development -- not just possible options they can take or leave.
21. LU-9.2: aren't village land use designations already assigned?
22. LU-9.3: (strengthen) Support the development, implementation and enforcement of Village-specific regulation for roads, parking and noise and design standards, and other planning Ensure that new development is compatible ...
23. LU-9.4: Prioritize infrastructure improvements and the provision of public facilities for Villages and community cores.
24. LU-9.7: (strengthen reference to design guidelines) Enforce design guidelines and standards to maintain the unique character of the community.
25. LU-9.9: (remove qualifiers and strengthen) Plan and support residential development that is compatible with the character of established neighborhoods
26. Semi-Rural/Rural Lands: Is there really NO difference between the Goals (and Policies) that guide development of Semi-Rural and Rural land use designations? It would seem that goals and policies for the development of 1, 2, 4 and even 10-acre parcels should be different from goals and policies for the development on parcels of 20-160 acres. Expectations, building practices and techniques – it would seem that these would vary tremendously. At a minimum, Rural lands outside the CWA should have their own policies.
27. Commercial, Office and Industrial Development: The meaning of the first two paragraphs is vague.
28. LU-11.5: Allow large-format retail uses...compatible with surrounding areas and permitted by the Community Plan.
29. LU-11.8: Should include mix use, incompatible with policy LU-9.5.
30. LU-11.9: (add) Buffering techniques must be consistent with community design standards.
31. Goal LU-12: Adequate and sustainable infrastructure...
32. LU-12.1: Require infrastructure, facilities, and services needed by new development to be provided by that development, either directly and concurrently or through fees.
33. Goal LU – and 14: Add policies for use of grey water systems.

Chapter 5 – Conservation and Open Space Element

Why are these two elements combined when state law requires them as separate elements? Combining them minimizes the effectiveness for both of them.

1. Purpose and Scope:
 - a. Conservation of natural resources and preservation of open space should not be tied to the idea of "balancing development." These are not co-dependent planning goals. We should be building AND conserving what we need. Clarify and strengthen the first sentence – 'The purpose of the Conservation and Open Space Element is to achieve the following: 'continue with the 3 bullets.

- b. *Biological Resources* – Land-use based conservation goals and policies that protect balance the...and their associated habitats with ~~appropriate and necessary development~~.
 - c. *Pale ontological Resources* – Preserve the County's rich geologic...land use based goals and policies that ~~balance conservation with appropriate and necessary development~~.
 - d. *Visual Resources* – Change to 'Protect scenic corridors, ridgelines, and astronomical dark skies.'
 - e. *Park, Open Space and Recreational Facilities* – Change to 'Ensure open space and park and recreational services to serve current and future residents.'
2. Guiding Principles for Conservation and Open Space: Need to add principle of funding for managing and maintenance of Open Space, parks and recreation and conservation easement resources once created to ensure the natural ones do not become hazards and the developed ones stay viable.
 3. Relationship to Other General Plan Elements: Housing Element is missing. Different format than other elements.
 4. Wildlife Corridors and Habitat Linkages: (revise first sentence) Wildlife corridors and linkages function only when habitat is sufficient to support wildlife movement.
 5. COS-2.1: (strengthen) Require instead of encourage the restoration and enhancement of wildlife habitat, and reduce to the maximum extent possible the degradation of natural habitats in development located within all ~~semi-rural and rural lands~~ regional categories.
 6. COS-5.6: New policy – Stop further densification in villages with known probability for contamination of ground water. If possible, distribute high density populated areas isolated by greenbelts. This may require the creation of new villages.
 7. COS-12.1: Change to 'Protect undeveloped ridgelines and steep hillsides.
 8. Goal COS -21: Need to include usability for disabled beyond what ADA identifies.

Chapter 6 – Housing Element

1. Introduction: Why is the county only accommodating 80% of future growth within the CWA. Seems like this number should be higher.
2. Figure H-1: Moosa Creek Sewer treatment facility, Woods Valley treatment plant, and Skyline ranch treatment plant should be on this map for Valley Center.
3. Goals and Policies:
 - a. Goals and policies to maximize already-dense residential designations need sufficient references to other elements of the GP, or to Community Plans and Design Guidelines which can help rural Villages retain their identifying characteristics.
 - b. Density bonuses, modifications to regulations and other incentives are promoted here without requirements for parks, amenities and services to support residents of these communities. Valley Center's ballparks and recreational facilities are already inadequate to serve a semi-rural and rural population. Village developers must provide in their developments natural open spaces and recreational outlets that are sufficient to serve residents AND are also compatible in with community character and local plans for Village development.

Chapter 7 – Safety Element

1. S-1.1: our map is inconsistent with this policy.
2. S-1.7 New policy – In major subdivisions, prohibit shelter –in-place as a substitute for secondary access.
3. Fire Hazards – Context – Fuel Management and add as S-3.7: Require property owners to remove orchards and other agriculture that they no longer water and to re-vegetate the area with indigenous vegetation to avoid erosion.
4. Table S-1: Should this be response time rather than travel time?

Appendix C:

VCCPG Mobility Subcommittee (s/c)

Comments on GPU - Draft General Plan: Chapter 4, Mobility Element

Subcommittee recommendations recorded by members: Deb Hoffer, Andy Washburn, Jon Vick

Preamble: The VC Circulation (Mobility) Subcommittee wishes to commend the San Diego DPLU's GPU – Draft General Plan for its “environmentally sustainable approach to planning that balances the need for adequate infrastructure while maintaining and preserving agricultural areas and extensive open space within the county”. Worthy of special commendation is the plan to “maximize traffic movement and enhance connectivity by creating multiple connections between...different areas within communities”, for “addressing traffic congestion by reducing travel demand rather than increasing transportation capacity”, and for “reducing the need to widen or build new roads through the effective use of the existing transportation network...”.

We support the county's “commitment to facilitate efficient development near infrastructure and services, while respecting sensitive natural resources and protection of existing community character in its rural and semi-rural communities”, and to its commitment “to respect Community Plans that are reflective of the unique character” of communities such as Valley Center.

In support of these broad goals, we request the following general and specific revisions to the Draft:

The mobility element, overall, needs to be context sensitive. The subcommittee recommends specific rural road standards for the unincorporated communities of the back country; urban standards are not appropriate in many situations. The General Plan, DPLU and DPW need to recognize Community Plans as legal entities that must be adhered to for this same reason. The traffic studies and capacity alone should not determine road design. The roads should be built contextually even if this means lower speeds and greater set backs of houses. The General Plan Mobility Element needs to look forward to the twenty first century by allowing and encouraging new technologies and designs.

Page 4.3: Guiding Principals for Mobility:

Para. 2: The s/c commends the plan to “maximize traffic movement and enhance connectivity by creating multiple connections between...different areas within communities”. Add to end of para. 2: “The goals of the Mobility Element must be consistent with each unique Community Plan”.

Para. 4: The s/c also commends the plan to “minimize the need to widen existing roads by maximizing the performance of the existing network and the use of alternative modes of travel”.

Page 4-5: County Road System:

para. 2: Add underlined to last sentence: “Functional road classifications are correlated to the regional categories identified in the Land Use Element and to individual Community Plans”.

Page 4-6: County Road Operations and Network

Para. 3: Should be included in Community Plans

Page 4-6: Road Classifications:

Para. 2: Add: "All roads shall also adhere to the Community Plan. If the County plan is different than the Community Plan, the Community Plan shall be the controlling plan".
Add: "Rural road standards shall be developed and included in Road Classifications".

Page 4-8: Table M-1B: Road Classifications: Two-Lane Roads

Light Collector Series: Add section on Rural Road Standards

Page 4-11: Road Network

Para. 3: Right-of-way and roads provided by development: Add: "Proposed development will be in accordance with the Community Plan".

Para. 5: Add: "Road design, operation, and maintenance that reflects community character and that is consistent with Community Plan".

Page 4-12: Goal M-2: Responding to Physical Constraints and preservation Goals: Add to end of Goal: "...and shall be consistent with the Community Plan"

Page 4-12: Policy M-2.4: Roadway noise buffers: Add: "Roadway noise buffers will be natural materials, such as low fieldstone walls with dense vegetation, not concrete walls". "Noise will be reduced through road design, slower design speeds, and building setbacks". Add: "Community will be involved in Roadway Noise Buffers decisions."

Page 4-13: Add new policy: M-2.6: The communities will be involved in the decision making process of planning and designing new roads, particularly inside the Villages

Page 4-13: Table M-3: Criteria for Accepting Level of Service E/F Roads:

Town Centers: added constraint: Community Plan

Regional Connectivity: added constraint: Community Plan

Page 4-14: Goal M-4: Add: "Rural Roads Compatible with Rural Character, and with Community Plan". Add to end of this para.: "This means smaller interconnected roads in the rural areas".

Page 4-17: Goal M-5: Policy M-5.1: Add to end of bullet #3: "...and be consistent with Community Plan".

Page 4-19: Goal M-6; Policy M-6.1: Add to end: "...consistent with the Community Plan".

Page 4-20: Public Transit, Context: Last para. On page: Add "The development patterns of the Land Use Map are intended to facilitate the use of public transportation in Village areas and shall be consistent with Community Plans".

Page 4-22: Transportation System Management:

The s/c commends the plan for "increasing efficiency, safety and capacity of existing transportation systems...with minimal roadway widening".

Page 4-22: Travel Demand Management:

The s/c commends the plan for "addressing traffic congestion by reducing travel demand rather than increasing transportation capacity".

Add: "The plan will include a provision to reduce density as a transportation demand management option. As densities are reduced, the Mobility Map and LOS studies must be reworked with community input".

Page 4-23: Goal M-9: Effective Use of Existing transportation Network.

Add underlined: "Reduce the need to widen or build new roads through the effective use of the existing transportation network...".

Page 4-24: Goal M-10: Parking for Community Needs: Add: "Parking regulations that serve community needs and enhance community character, and that are consistent with the Community Plan".

Page 4-25: Policy M-10.6: Add to end: "...consistent with the rural character and with the Community Plan".

Page 4-29: Goal M-12: Policy M-12.4: Land Dedication for Trails: Add to end: "Require development projects to plan, dedicate and construct trails that connect with the community's trails master plan".

Add: "The community will be provided a mechanism to add trails/pathways to large developments that are not currently shown on the Master Plan. There will be a process to require and plan additional trails".

Page 4-31: Roads Where a Lower Level of Service is Deemed Acceptable: This table should be in the Community Plan.

New East-West Road: This is road 3A and the section from Old Hwy. 395 to W. Lilac should be removed from plan and table.

Appendix Page 78:

Mobility Element Network – Valley Center Planning Area Matrix:

The VC roads in this appendix should be in VC's Community Plan, not in a County-wide document. The Community also needs to reserve the right to add to this list as density/road decisions are made.

Notes from Lael Montgomery, Chairman, VC Design Review:
Add specific references to:

1. **CONTEXT SENSITIVITY** and to the need for a toolbox of road standards that are suitable especially for rural communities. Without this, capacity needs alone determine road design. The modification process is cumbersome and allows way too many mistake to slip through the cracks; one-size-fits-all road design will continue to destroy the character of unincorporated communities across the County.
2. Better timing for DPW review of projects. Right now DPW review is late in the approval process. DPW "conditions" can completely change a Site Plan (and often do) and the result is never seen by the community. The traffic study drives a whole bunch of grotesquely transformative requirements (such as 6-foot cement block walls, the elimination of landscaping, incremental road widening and turn lanes -- for starters.)
3. DPLU and DPW should recognize Design Guidelines, and follow them.
4. Better coordination between DPLU and DPW, and between the County and Community Planning Groups and Design Review.

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